

FOR SALE or LEASE

Office Building
3,789 SF (Lease)
7,203 (Sale)

Building is divided into 3,414 SF and 3,789 SF sections with a partially finished full (1,768 SF) basement, (574 SF) 2+ car garage, (3) kitchenettes and (1) full kitchen, (400 SF) wood deck and ample parking in front and rear lots. Each section has an executive office with private bath with shower, and bar/kitchenette area. Curb cuts on both Virginia and Berkshire Roads. Monument signage on Virginia Road. Tenant pays utilities, snow removal and lawn care. See photos and layouts. 3,414 SF is leased to Music Makers through 7/31/18. Great user/investor opportunity and an exceptional value!

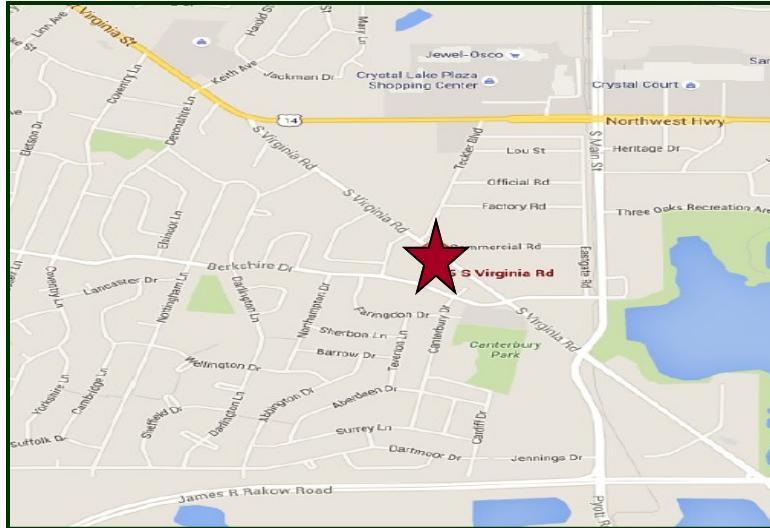
PROPERTY SPECIFICATIONS

Description:	2 Unit Office Building
Building Size:	7,203 SF plus Basement
Land Size:	.64 Acres
Year Built:	1987
HVAC System:	GFA/ Central Air
Electric:	200 Amp
Sprinklered:	No
Washrooms:	6 (2 with Showers)
Flooring:	Carpet
Ceiling Height:	8'
Possession:	Immediate
Parking:	40 plus 2+ car garage
Sewer/Water:	City
Zoning:	B-1
Real Estate Taxes:	\$16,908.80 (2016)
CAM:	Tenant pays snow and lawn
Lease Term:	Negotiable
Gross Lease Price:	\$2,400/mo. (North Side) (\$7.60 psf)
Sale Price:	\$549,000 \$459,000 (\$63.72 PSF)



LoopNet: S: 19865447
L: 19865523

MLS: 09269707

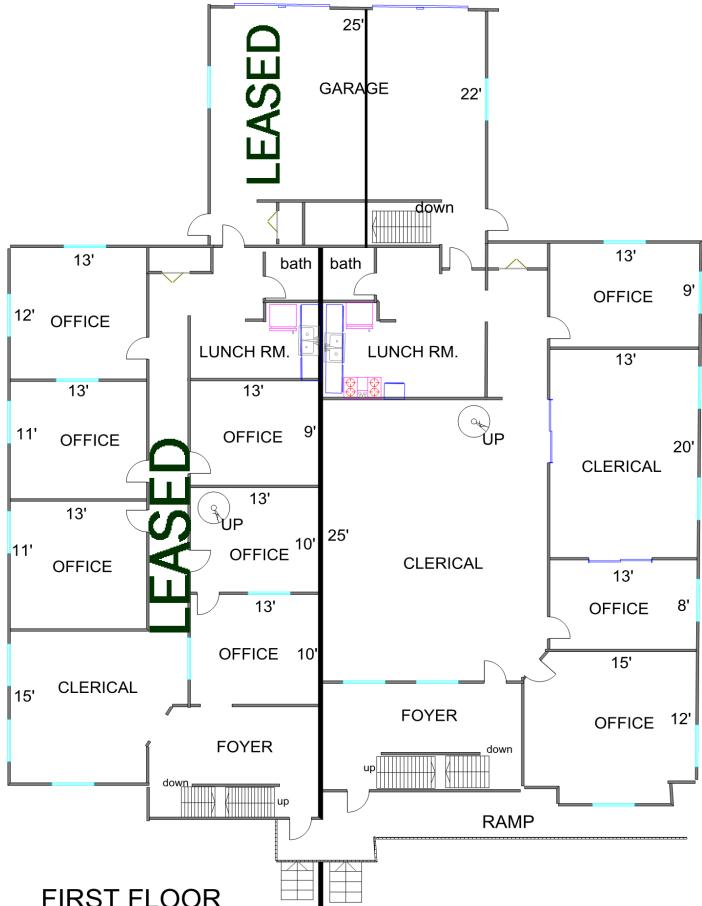


Directions: From Route 14 & Virginia (Walgreens) take Virginia to Property.

PIN: 19-08-254-009

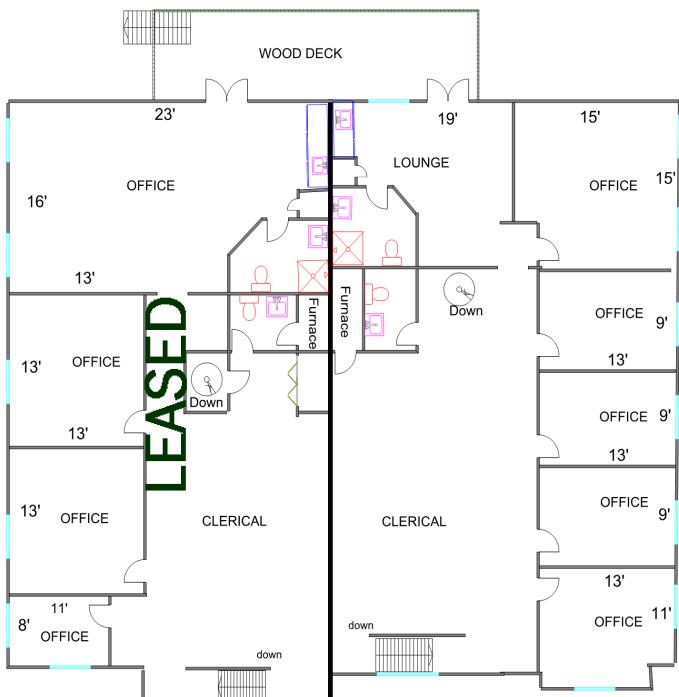
August 7, 2017

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



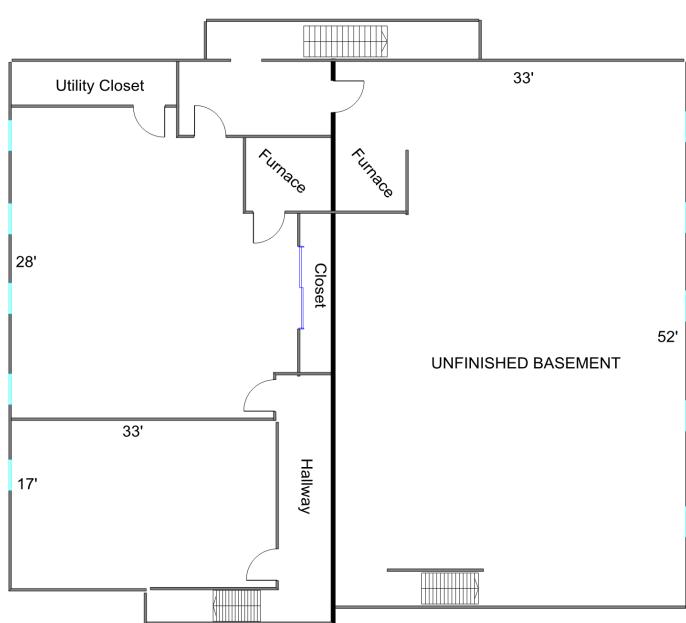
FIRST FLOOR

Measurements are Approximate



SECOND FLOOR

Measurements are Approximate



BASEMENT

Measurements are Approximate

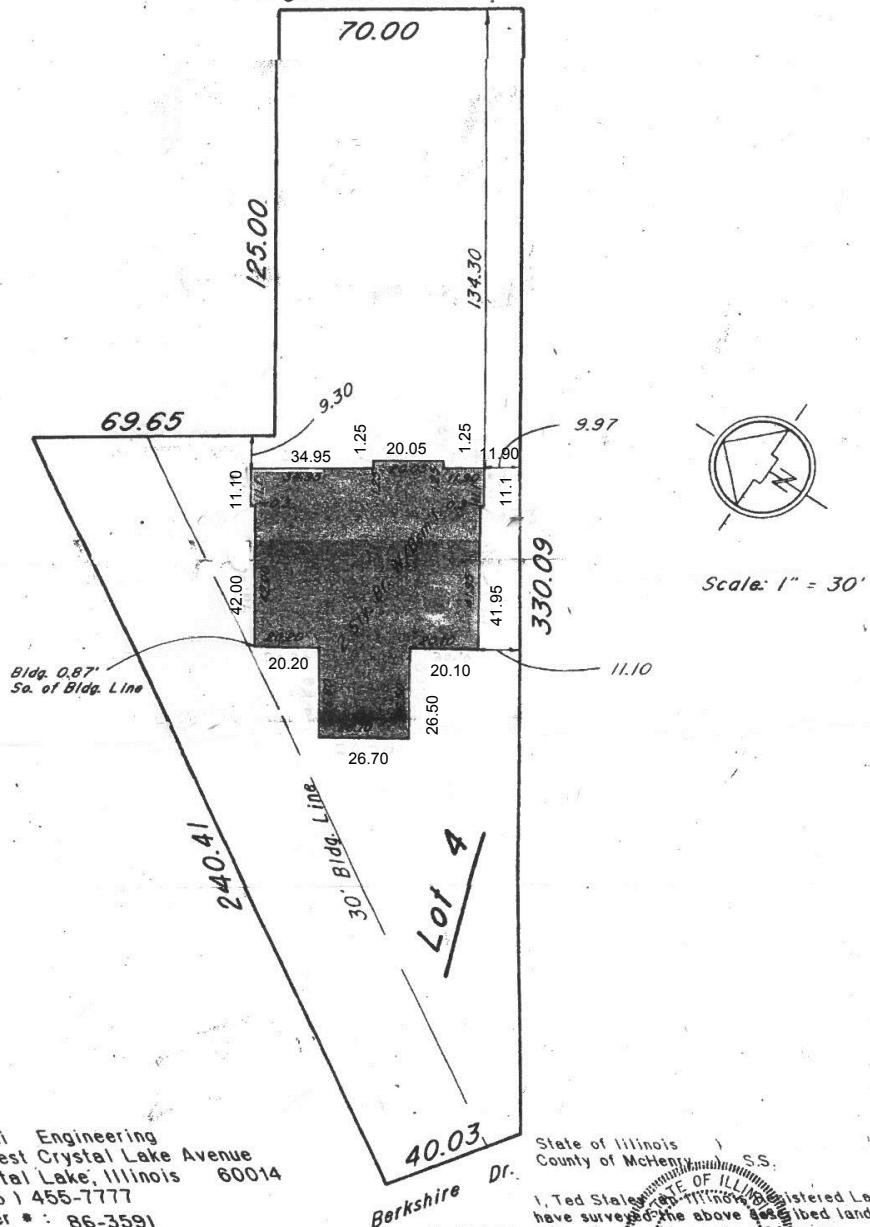




PLAT OF SURVEY

Lot 4 in Kirchberg's Re-Subdivision of Lot 2 in the Eleventh Addition to Coventry, being a Subdivision of part of Section 8, Township 43 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded June 7, 1974 as Document No. 617872, in McHenry County, Illinois.

Virginia Ave.



Illini Engineering
3 West Crystal Lake Avenue
Crystal Lake, Illinois 60014
(815) 455-7777
Order #: 86-3591

Compare the description on this plat with Deed.
Refer to Deed for explanation, or correction.

Report any discrepancy in measurements immediately to the surveyor for explanation, or correction.

State of Illinois)
County of McHenry) S.S.

1. Ted Stale, State of Illinois Registered Land Surveyor,
have surveyed the above described land, and this
plot correctly represents said survey.

Part 1

III. Reg. Land Surveyor 2348